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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: WOODLAWN MULTI-FAMILY SITE PLAN
(UPSTATE PROPERTIES)
PROJECT LOCATION: OFF FOREST HILL ROAD (OFF NYS ROUTE 94)
SECTION 26 – BLOCK 1 – LOTS 1.1 & 1.2
SECTION 40 – BLOCK 2 – LOT 8
SECTION 44 – BLOCK 1 – LOT 14
PROJECT NUMBER: 08-09
DATE: 9 JULY 2008
DESCRIPTION: THE APPLICATION PROPOSES DEVELOPMENT OF THE FOUR (4)
TAX PARCELS (INDICATED AS 75+ ACRES) WITH A 115-UNIT
MULTIFAMILY RESIDENTIAL COMPLEX. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

1. All four tax lots of the application are within the R-5 zoning district of the Town. The bulk information on sheet 2 is correct for the zone and use. The following corrections should be made to the bulk table:

- Add All Proposed Values (site proposal specific) to table
- Insure Net Area Value (with supporting data) is provided
- Provide density value (compliance based on net area)
- Add Required Minimum Livable Area Value (1000 s.f.)

At this time I am not able to verify zoning compliance of the proposed project with the above referenced data outstanding.

REGIONAL OFFICES

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2. We have made a conceptual review of the application plans and have the following comments:
 - The plans are conceptual in nature and have all information generally included on a single plan. For clarity and completeness, separate Site Development, Grading and Drainage, Landscaping, Lighting, Off-Site Improvements, etc. plans should be prepared. All sheets should be coordinated with the other individual drawings.
 - Additional details should be provided regarding the facilities to be provided at the Clubhouse. Note that handicapped parking and access are required. Also, additional parking would seem warranted.
 - The engineer should insure that adequate setback exists from the individual garages to the curb line or back of sidewalk (as applicable). (25 ft. recommended).
 - Waste Collection must be addressed.
3. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit eight (8) sets of drawings (folded) and the environmental form for this purpose.
4. This project is within a 500-foot distance from NYS Route 94 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
5. The application involves non-single family development with disturbance greater than one acre and, as such, the application is subject to the State and Town regulations as they pertain to Stormwater Pollution Prevention Plans (SWPPPs). A full submittal is required.
6. Based on a review of the plans submitted, it appears that a Freshwater Wetlands (FW) permit will be required from the New York State Department of Environmental Conservation for any disturbance within either the wetlands or the 100-foot adjacent area.
7. It appears that the property may contain federal wetlands; as such, an Army Corps of Engineers (ACOE) permit will be required for disturbances to federal wetlands. A water quality certification (WQC) may be required from the NYS DEC pursuant to Section 401 of the Clean Water Act.
8. Submittal of this application/plan to the NYSDOT will be needed since improvements are proposed at the Forest Hill/Rt. 94 intersection. Our office will prepare the referral form and coordinate with the Planning Board office.

9. A review by the Town Highway Superintendent is required for the project roadway "curb-cut" to the Town Road. Adequate information regarding grade/slope at the access, stormwater drainage provisions and sight distances should be included on the plan. Our office will coordinate these matters with the Superintendent once a complete plan is available.
10. A review was made of the project by the Town Infrastructure Committee. Concerns regarding sewer capacity, I&I, and drainage were noted. The applicant's engineer should address these concerns as outlined in the review sheet from that Committee dated 7-8-08.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'M. Edsall', is written over the printed name.

Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

MJE/st
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